

Fort Detrick, Maryland; Fort Hamilton, New York; Picatinny Arsenal, New Jersey; and Walter Reed Army Medical Center, District of Columbia.

Request for Qualifications solicitation DACA31-02-R-0004, dated 31 January 2002 is amended as stated below.

THE PROPOSAL DUE DATE IS NOT EXTENDED. OFFERS MUST BE RECEIVED NO LATER THAN 1 MARCH 2002 AT 1630 HOURS (4:30 P.M. EASTERN). THIS AMENDMENT IS PROVIDED IN ADOBE ACROBAT “.PDF” FILE ON THE INTERNET WEBSITE [HTTP://RCI.ARMY.MIL](http://RCI.ARMY.MIL)

This amendment provides a change in the Fort Detrick, Fort Hamilton, Picatinny Arsenal, and Walter Reed Army Medical Center RFQ, paragraph 4.3.1 a., that is listed below. This amendment is provided in a Adobe Acrobat “.pdf” file on the Internet Website <http://rci.army.mil/>.

Change 1. Replace page 21 with the attached page 21.

will be considered in the evaluation of minimum requirements. Questions which may arise as to the interpretation of the requirements of 4.2 should be resolved with the Contracting Officer prior to submission of your proposal. An offer that fails to satisfy the administrative minimum experience requirements will not be eligible for further consideration and will be eliminated from competition. One principal member must meet minimum experience requirement 1, one principal member must meet minimum experience requirement 2, and one principal member must meet minimum experience requirement 3, although each need not be the same principal member: The minimum experience requirements are:

- 1) The offeror has, within the past ten (10) years, served as the primary developer and principal sponsor (with an ownership interest) in at least three (3) completed development projects, or completed project phases, each of which included a residential component consisting of a minimum of 100 units of multi-family *low rise* (three stories or less), attached or detached family housing units. A phase or project is completed if at least 100 units have received a certificate of occupancy or similar occupancy permit and lease up has begun.
- 2) The offeror has, within the past ten (10) years provided property management and asset management for at least three (3) major residential projects, each of which included a rental residential component of at least 100 units. These managed residential projects do not have to be the same projects discussed in number 1 above.
- 3) The offeror has, within the past ten (10) years, structured, arranged, and managed the capital formation (See Glossary, Appendix I) including, equity and both short and long term debt, for at least three (3) completed residential projects or completed project phases, each resulting in actual development costs of at least \$10 million. It is acceptable to inflate historical development costs to current dollars using a commonly accepted inflation factor. The source of the inflation factor shall be identified including the computations and the actual costs incurred. A phase or project is completed if at least 100 units have received a certificate of occupancy or similar occupancy permit and lease-up has begun. These financed residential projects do not have to be the same projects discussed in number 1 and 2, above.

PART (B)

4.3 Statement of Qualifications

In the Statement of Qualifications, include the following information:

4.3.1 Experience

- a. An offeror should provide a list of all-major development projects completed or currently **being managed** by its principal members relevant to residential communities. This list may include projects noted in the Administrative Minimum Experience Requirements list. For each major development project listed, include a brief description of the project, including its name, size (dollar value/number of units), type (single family, town homes